

Exhibit 1

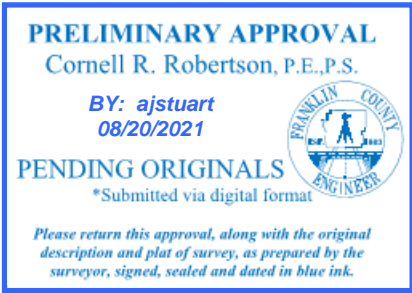
Project Narrative

Beulah Park – Sub-Area A Lot Split

The property owner, Townsend Construction Company, requests the approval of one (1) lot split, consisting of a 3.319 acre split from a 12.258 +/- acre tract, known as Franklin County Auditor Tax Parcel Id. No.: 040-016213-00, as described in the legal description attached hereto as Exhibit 2 and depicted on the survey attached hereto as Exhibit 3, in order to lease or sell tracts of the property for retail, business services, office, and/or restaurant users/buyers.

Received By:  
Grove City Development  
Date: 09/02/2021

Exhibit 2



### LOT SPLIT 3.319 Acre Parcel

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1388, being part of Lot 8 of William Washington's Partition of V.M.S. No. 1388 as delineated in Deed Book 17 page 154 and being 3.319 acres out of a 12.258 acre parcel (deed) conveyed to Townsend Construction Company, of record in Instrument Number 201912230172808 (hereafter referred to as "Grantor", all document references are to the records of Franklin County unless otherwise stated), the said 3.319 acre parcel also being more particularly described as follows:

**Beginning** at a 5/8" iron pin with cap stamped "CESO" found at the intersection of the southern Right-of-Way of Southwest Boulevard, being parcel 5 as conveyed to the City of Grove City in Deed Book 3859 page 640 and westerly Right-of-Way of Columbus Street of record in Plat Book 127, Page 49;

Thence with said westerly Right-of-Way line of Columbus Street the following courses:

South 02° 26' 53" West for a distance of 82.74 feet to a 5/8" iron pin with cap stamped "CESO" found;

With a curve to the left, said curve having a central angle of 33° 10' 52", a radius of 260.00 feet, an arc length of 150.57 feet, and a long chord which bears South 14° 08' 33" East for a distance of 148.48 feet to a 5/8" iron pin with cap stamped "CESO" found on the northwesterly line of Lot 29 of the said Beulah Park Section 1 of record in Plat Book 127, Page 49;

Thence along the northwesterly line of Lots 29 through 32 inclusive of the said Beulah Park Section 1, South 37° 21' 13" West for a distance of 248.50 feet to a 5/8" iron pin with cap stamped "CESO" found at the corner common to Lots 32, 33, and 35 of the said Beulah Park Section 1;

Thence along the northerly line of Lots 35 and 36 of the said Beulah Park Section 1, North 52° 38' 47" West for a distance of 147.36 feet to a 5/8" iron pin with cap stamped "CESO" found on a northerly corner of the said Lot 36;

Thence along the northerly line of Lots 37 and 38 inclusive of the said Beulah Park Section 1, North 87° 07' 45" West for a distance of 167.54 feet to an iron pin set;

Thence North 02° 52' 15" East, with a new division across said 12.258 acre tract a distance of 350.00 feet to an iron pin set on the southerly Right-of-Way line of said Southwesterly Boulevard and southerly property line of a 0.491 Acre Parcel No. 5 tract of land conveyed to City of Grove City of record in Deed Book 3859, Page 640;

Thence along said southerly Right-of-Way line of Southwest Boulevard the following courses:

South 87° 07' 45" East for a distance of 244.50 feet to a 5/8" iron pin with cap stamped "CESO" found;

South 85° 33' 14" East for a distance of 141.19 feet to the **TRUE POINT OF BEGINNING**, containing 3.319 acres, more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument by deed of record pertaining to the above described tract of land.

All iron pins called as set are 5/8" x 30" rebar with yellow plastic cap stamped "CESO".

The basis of bearing is based on a bearing of North 03° 14' 40" East for the centerline of Demorest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S. 1236 AND F.C.G.S. 1906, as shown on the Centerline Survey Plat, sheet 1 of 2 for Demorest Road and available at the Franklin County Engineer's Office.

CESO, Inc.

Jeffrey A. Miller PS  
Registered Surveyor No.7211

Date

